

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 O'Connor Crescent, Hampton East Vic 3188

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,450,000

Property Type House

Suburb Hampton East

Period - From 01/01/2023

to 31/12/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	118 Wickham Road, HAMPTON EAST	\$1,175,000	06/12/2023
2	1069 Nepean Hwy MOORABBIN 3189	\$1,160,000	18/11/2023
3	24 Burt Cr HAMPTON EAST 3188	\$1,235,000	13/09/2023

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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9 O'Connor Crescent, Hampton East Vic 3188



Nick Johnstone

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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2023: \$1,450,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 756 sqm approx

Agent Comments

## Comparable Properties



**24 Burt Cr HAMPTON EAST 3188 (REI/VG)**

Agent Comments



**Price:** \$1,235,000

**Method:** Private Sale

**Date:** 13/09/2023

**Property Type:** House

**Land Size:** 710 sqm approx



**1069 Nepean Hwy MOORABBIN 3189 (REI)**

Agent Comments



**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 701 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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